9/11/07
4-17-07
10.2

GP-04-09-01
General Plan Amendment

I **Strongly Oppose** General Plan Amendment GP-04-09-01.
I **do not** want increased housing density.

Name	Address	Phone
Dennis Savage	14914	77-1772
Beatrice R Mead	15349	77-1463
Thompson & Mead	15349 Warwick Rd	377-1463
Jeff Wayne Mead	15349 Warwick Rd	377-1463
[illegible]	14362 Heather Ct	377-4353
Gayle Wetzel	15450 Warwick	371-6063
Walt Wetzel	15450 Warwick	371-6063
Lynn Mendenhall	14915 Heather	377-1812
Emmett Cleveland	14879 Heather Dr	377-2871
Katherine Cleveland	14879 Heather Dr	377-2871
Shari Overstreet	14897 Heather Dr	371-6004
Jack Overstreet	14897 Heather Dr	371-6004

Original - to file
Judy Chiarello
[illegible]

GP-04-09-01
General Plan Amendment

I **Strongly Oppose** General Plan Amendment GP-04-09-01.
I **do not** want increased housing density.

Name	Address	Phone
IAN MACQUARRIE	14340 HEATHER G.	408 371 2117
CYNTHIA MACQUARRIE	14340 HEATHER G	408-371-2117
Gary Young	15394 Warwick Rd.	408-551-8832
Katie Baumgard	15364 Warwick Rd	408-377-1939
[illegible]	15385 Warwick Rd	377 1063
Don Schumach	15408 Warwick Rd	559-1370
M C Schumacher	15408 Warwick Rd	408 559 1370
[illegible]	15363 Warwick Rd	408 828-4746
K. [illegible]	15363 Warwick Rd	408-828-1053
[illegible]	15336 WARWICK	408 773 0231
[illegible]	15350 Warwick	(408) 377-1576
[illegible]	14981 Heather Drive	408.371.3583

ELISABETH A.P. SAN JUAN

GP-04-09-01
General Plan Amendment

I **Strongly Oppose** General Plan Amendment GP-04-09-01.
I **do not** want increased housing density.

Name	Address	Phone
Quinton Moore	14860 Heather Dr.	408-377-9111
Amelia Moore	14860 Heather Dr.	(408) 377-9111
MARY MARTEN	14896 HEATHER DR	(408) 371-6891
STEVE ZEARING	14896 HEATHER DR.	(408) 371-5891
LARRY E. QUEZADA	14950 HEATHER DR	408-559-9249
Stephanie Steele	14980 Heather Dr.	408 369-8712
Elizabeth Tahamtanzadeh	1995 Heather Dr	408 592.3482
L. R. Bombaci	14932 Heather Dr.	408-377 2832
M. McMASTER	15361 HeatherCT	408-369-8233
TODD HANCOCK	15361 HEATHER CT.	408 377-6231
[illegible]	14351 Heather Ct.	408-371-9892
[illegible]	14351 HEATHER CT	408-371-9892

GP-04-09-01
General Plan Amendment

I **Strongly Oppose** General Plan Amendment GP-04-09-01.
I **do not** want increased housing density.

Name	Address	Phone
Dorothy Oldham	15380 Warwick Rd SJ	(408)379-8783
[illegible] Tupelo	15337 WARWICK RD	(408) 369-9022
Frances Farrand	15422 Warwick Rd	(408) 377-0940
[illegible]	14949 Heather D	(408) 209-7667

We will cont. to collect signatures

Mayor Chuck Reed
City Council Members
City of San Jose
200 E. Santa Clara St
San Jose, CA 95113

April 2, 2007

Dear Mayor Reed and Council Members,

Thank you in advance for reading this email expressing our deep concern over what is being proposed in our neighborhood. The recommendation for subdivision from its existing 2DU/AC to an amended 8DU/AC would be devastating for our neighborhood.

We are opposed to the new development being proposed in our quiet and beautiful neighborhood. Our neighborhood, known for the past 50+ years as Homestead Acres, is a very unique and special neighborhood in the Cambrian area of San Jose. We have a nice lot with a California ranch style home which is perfect for raising children. The proposed development is not consistent with, as a matter of fact it is in complete opposition of, what this neighborhood represents. High density housing, with the traffic conditions that accompany it, is not what we wanted when we chose to make our home in Cambrian.

When we were expecting our first child we were looking for the best place to establish roots. Somewhere we would want to live until our children were grown. We searched long and hard and fell in love with the quiet Cambrian neighborhood we now call home. We could have purchased a home in Los Gatos or Saratoga, but we chose this very special place in San Jose because of its timeless charm. We bought our property based on visions of how we could build our dream home and create a wonderful place for our children to grow up. We have put hard work, not to mention significant money, into our new home that we absolutely love. Our two children spend hours each day in our back yard, enjoying the wonderful California weather. This is exactly what we dreamed of. Our children growing up the way we did - living in a safe neighborhood, riding bikes on the court with the neighbor kids and belonging to a community.

Now with this new proposed development, we worry about the traffic, the congestion and the other negative changes to our existing neighborhood. We love the fact that we have the only active Womens Club in the state meeting each month at the historical landmark "We and Our Neighbors" building in our neighborhood. We love the fact that we have the old style homestead lots that were prevalent before Silicon Valley took over all of the orchards.

And we are not alone. All of our neighbors on Heather Drive, Heather Court and Warwick feel the same way. None of us want this development. We all have the same vision of this neighborhood, a wonderful place to establish roots and to raise children. We have two sets of parents with their grown children living in our neighborhood. We have original owners who have lived here since Homestead Acres was established in the 1950s. We have children of original owners. We have some relatively new owners in the neighborhood. But we all have one thing in common - we want to see this neighborhood continue to represent the family values we all cherish. We would like to continue to raise our children here. We don't want to be forced out by the type of development that is being proposed.

Please help us preserve this very special neighborhood. **Vote no on GP04-0901**.

Sincerely,

Lynn M. Mendenhall

Michael & Lynn Mendenhall

April 1, 2007
Dear Council Member Madison Nguyeniverio,

My husband and I have lived at 14950 Heather Dr. San Jose, California 95124 for the past 27 years. We are part of a 16.5 acre housing development called Homestead Acres. Currently 2 parcels have been recommended for subdivision. My husband and myself along with 100% of the Homestead Acres Neighborhood opposes this subdivision. (GP04-09-01)

This small part of San Jose has historic importance to the area. This development has the only California Historic Landmark in the district. "We and Our Neighbors" was designated a California Historic Landmark in 1908. The adjoining Homestead Acres is part of this historically significant area. Subdividing these properties to allow for Medium to High density would not preserve the conservation of the existing residential neighborhood.

Land Use Compatibility/Policy Consistency

The area has been subdivided into residential lots of approximately one-half acre in size and is part of a larger single-family residential neighborhood. The existing residential development on the site was constructed to rural standards with reduced street widths with no curbs, gutters, sidewalks, or street lighting. Additional development of the site could be difficult if those standards were applied for buildout of the area under the General Plan. "Piece-meal" development on the site at existing General Plan densities could effectively double or triple the existing residential density of the area and would adversely affect the existing neighborhood character and identity. The development of the area with General Plan densities would require either "flag lot" style development (prohibited by City Council Policy) or construction of new streets to serve the rear portions of each lot.

The General Plan Urban Conservation/Preservation Strategy underscores the importance of protecting and enhancing San Jose's neighborhoods. The General Plan contains Residential Land Use goals and policies that support the conservation of existing mature neighborhoods. The General Plan policies to address lower density single-family residential development, particularly the Rural Residential, Estate Residential and Low Density Residential categories, allow reduced public improvement standards in order to promote a semi-rural environment in these areas.

Although the General Plan encourages infill development in order to achieve its growth management objectives, such as infill development would be better located near urban centers or along major transportation corridors. Approval of this amendment proposal would conform with the Urban Conservation/Preservation General Plan Major Strategy and with General Plan policies that encourage the preservation and conservation of existing residential neighborhoods.

Please support us by taking a fresh look and <u>defeating</u> this proposal at the April 17, 2007 meeting.

Thank you,

Susan Quezada
(408)559-9249
suequezada@sbcglobal.net

Larry Quezada/San Jose/IBM

04/02/2007 08:35 AM

Custom expiration date of 04/02/2008

To District5@sanjoseca.gov

cc

bcc

Subject A letter from your citizen

Ref File No. GP04-09-01

Dear Council Member, Nora Campos, District 5

While my wife and I are not part of your District, we are nonetheless part of your constituency, as you are part of our governing body. I am asking for your help and support in conveying our message to our Mayor, Vice Mayor, our District Council member, Judy Chirco and all the other Council members. The following is a letter I sent to the Mayor this morning along with a separate memo to my council member.

We are 27 year residents of HomeStead Acres and live at 14950 Heather Drive, San Jose California. I am writing to you regarding GP 04-04-1 for the two parcels (14861 and 14879 Los Gatos/Almaden Road, west of Warwick Road) which have been recommended for subdivision from it's exiting 2DU/AC to an amended 8DU/AC.

Prior to your election I closely followed your platform and your vision to ensure that my vote was cast in the best interest of San Jose and it's residents. I felt the openness of your platform, your desire for the 'sunshine' approach and your credibility as a politician was the best choice I could make. I am now calling upon you to listen to the HomeStead neighborhood residents. I have lived in various neighborhoods of San Jose over the last 50+ years but have always remained within my city. As our new Mayor I am asking you to review the aforementioned General Plan recommendations by the city Planning Commission and to uphold prior Council commitments of 1992 (Ref No GP92-9-4) that no further subdivisions would be forced on our neighborhood. The proposed amendment to the General Plan, if passed, sets a precedent that will enable other subdivisions, destroying the integrity and uniqueness of the HomeStead Acres neighborhood. I have sent an invitation to my Council Member, Judy Chirco, to meet with the neighborhood residents sometime during the week of April 9 at hour our home to meet her / your constituents to discuss our concerns and convey our commitment to retain the rural atmosphere, large lots and unique appeal of our neighborhood. We would like to offer an early evening meeting (7 PM during the week) or a late afternoon meeting (4 PM) on Saturday (4/14) or Sunday (4/15). Obviously, the invitation extends to you, however, given your schedule I certainly understand if you decline. But please keep in mind that this is chance to meet the everyday citizen that you, and the city council, directly affect. Please help us to convey to the City Council member the importance of this request and their decision to preserve part of San Jose as the historic rural neighborhoods once found throughout the city limits.

This request is based on City Planning Staff report recommendations for GP4-09-01. That report is misleading , inaccurate and does not represent the wishes of the residents. It should be noted that 100% of the residents are opposed to this GP4-09-01.

The following excerpt is from the 1992 File GP92-9-2 - "The General Plan Urban Conversation/Preservation Strategy underscore the importance of protecting and enhancing San Jose's neighborhoods. The General Plan contains Residential land use goals and policies that support the conservation of exiting mature neighborhoods. The General Plan polices to address lower density single-family residential development, particularly the Rural Residential, Estate Residential and Low Density Residential categories, allow reduced public improvement standards in order to promote a semi-rural environment in these areas"

Regards, Eladio Quezada
****

Professional Development Manager/RDM
PAS Oracle / PeopleSoft Resources
IBM Global Business Services
****

QUEZADA@US.IBM.COM
Talent Delivery Manager
****

IBM ACCESS LINE
408-404-8028 / 8-349-0294

April 1, 2007

Councilperson Judy Chirco
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113

Subject: General Plan Amendment
File No. GP04-09-01

Dear Councilperson Chirco,

The San Jose City Council is going to be addressing the above mentioned General Plan Amendment at the April 17th council meeting and my wife and I want to let you know that we are opposed to the staff recommendation to the council in favor of this amendment. We are owners of a property (14878 Heather Drive) whose lot lines connect with the north side of the two parcels (14861 and 14879 Los Gatos-Almaden Road, west of Warwick Road) that have been recommended for subdivision from their existing 2DU/AC to an amended 8DU/AC. We believe the staff report is inaccurate, partial, misleading and simultaneously misrepresents the taxpayers of the neighborhood. We humbly request that you direct the planning commission to generate a new report for the council with amended recommendations.

The neighborhood in question was the subject of a General Plan Review in 1992 (reference no. GP92-9-4) in which the low density residential (2 DU/AC) designation was upheld to reflect the existing residential land use and densities. In April of 1992 a zoning request (file no. C92-2-17) to change the zoning of a property in the subject neighborhood from R-1:B2 to R-1:B6 was denied by the City Council and staff was directed "to initiate General Plan amendments to ensure preservation of the neighborhood character encompassing the area in general and preclude further subdivision".

My wife and I chose to live in this neighborhood because of its character, identity, unique rural feel and the sense of community embodied by all of our neighbors. "Piece-meal" development in the neighborhood at higher densities would adversely affect its character and identity which is in direct conflict with General Plan Residential Land Use Policy No. 9. We are preparing to embark on a major rebuild of our house that will place our property value well over $2 Million. Allowing rezoning of directly adjacent properties to ours will dramatically decrease our quality of life and the value of our property and our neighbor's properties.

We ask that you carefully review this from the perspective of all affected parties and your constituents in District 9. We look forward to your response and the chance to meet with you in person to discuss this in greater detail prior to the April 17th Council meeting.

Sincerely,

Art Williams
Art.williams@airsystemsinc.com
Cell: 408-318-9600

Lisa Williams
alisa907a@aol.com
Cell: 408-828-0820

April 2, 2007

Dear Council member Judy Chirco,

We are residents of a 16.5 acre housing development called Homestead Acres. Our lot backs into the subdivision (GP04-09-01). We are wholeheartedly against this subdivision. We would appreciate your attention to this matter and your vote to defeat it's passage.

Sincerely,

Amelia Moore

Brinton Moore

address:
14860 Heather Dr.
San Jose, Ca. 95124
(408) 377-9111

4/2/07

RE: GP 04-09-01

Honorable Mayor and Council members

It is disheartening that a commitment made to me and my neighbors in 1992 appears to be heading toward upheaval. In 1992, the San Jose City Council voted unanimously to approve GP 92-09-04. Under the leadership of our council member, Jim Beal, our General Plan Housing Density was lowered to preserve our rural character and to prevent subdivision of lots.

The properties lie on the fringe edge of San Jose's urban core. The lots planned for the PD development proposed in General Plan amendment of GP 04-09-01 have a street address of 14861 & 14879 Los Gatos-Almaden Rd., Los Gatos, CA 95032. A property couldn't be further from San Jose's urban core than to have an address listing the next city over.

I see no reason to alter the GP designation established in 1992. The Planning Department continually sites the PDs "in the vicinity" as their justification. But the two closest PDs were built prior to 1992 and did not impact the City Council's decision to lower the Housing Density. All of the adjacent properties are ½ acre lots with single homes. All of the owners are writing letters and plan to speak at the City Council Meeting 4/17/07. They are all against the GP change and the PD.

Even a simple vote of the property owners fronting Los Gatos- Almaden Rd. which are included under the 1992 agreement, and giving two votes to the McVays who hold title to two of the lots, it would be 3 nays vs. 2 yeas. The current GP amendment would go down in defeat.

How dare you try to silence a neighborhood's wishes by allowing us only two minutes to be heard.

All of my tax dollars are paying City Planners to write Staff Reports filled with mis representations and errors. My Mayor and Council Members aren't listening to the voting public in San Jose. The title holder of the properties lives on County Land and do not vote in San Jose elections. I do and so do my neighbors and friends.

Ever since Jim Beal helped us in 1992, I have voted for him in every election.

The most recent PD in the area is high density housing with no true yards. Almost immediately after the first family moved in, a child living in them was hit by a car. How fast can a child run into a street from a shared driveway used a playground when there are no parks nearby? Leigh High School is not a replacement for a park to a child.

How dare the City do this to Kelly Verni who lives on the property being isolated by the proposed PD. Who will her neighbors be? PD neighborhoods are neighbors unto themselves. You are intentionally inviting neighborhood conflict. Personalities who prefer high density living are not the same personalities who prefer open spaces. We love our open spaces and mature trees. With Ross Creek at the end of Warwick Rd., we are a habitat zone for hawks. The hawks don't know the City allows them only a tight corridor to live and nest in.

The top line on my property's real estate flyer reads " Located on a lovely country street, one block from Los Gatos, this home offers the advantages of being close to freeways, shopping and schools and the seclusion and privacy of a rural atmosphere." The rural atmosphere is why I purchased this home on this street. The 1992 GP change which lowered the housing density to its current level was to prevent San Jose from destroying our rural atmosphere. Ever since 1986 when we were annexed San Jose, San Jose has been trying to "change" us. In 1992, the City Council committed to allow the neighborhood atmosphere that existed prior to 1986 be preserved. We did not apply to become a part of San Jose. We were annexed against our will. The neighborhood hired a lawyer to try to fight San Jose off. We lost that battle. Please allow us to continue to live and exist without having to confirm and be exactly like the cookie cutter neighborhood San Jose wants us to be. ie "conform and be just like the rest of San Jose". Historically, we are far more Los Gatos than San Jose.

Show us you have a true commitment to diversity. Allow a mature neighborhood that existed prior to 1986 continue to exist. Do not require that we match the rest of San Jose.

Vote NO on GP 04-09-01

Dor Schumach

Dorothy Schumacher
15408 Warwick Rd.
San Jose, CA 95124

Re: File No. GP04-09-01

Council Representatives
200 East Santa Clara Street
San Jose, CA 95113

April 2, 2007

Dear Nancy Pyle,

Please vote "NO" on File No. GP04-09-01.

We have resided in Homestead Acres for 28 years at 14362 Heather Court, San Jose.

When we purchased our home it was because it was zoned R1-2. We wanted to be in a more rural neighborhood without streetlights, curbs, and gutters. Throughout our years here we, along with many of our neighbors, have re-modeled, improved, and re-built homes, but, in keeping with the original zoning.

As neighbors in Homestead Acres, we would be affected by this proposed development. We are asking you to vote "NO" on the proposed subdivision for the gateway properties to Homestead Acres located on Los Gatos/Almaden Road at Warwick Road.

Our pocket of heaven is NOT made up of 6,000 square-foot lots, detached patio homes, or single-family attached residences. Allowing this change would not be in keeping with our unique area. There are far too few properties in San Jose like ours and those of us who reside here wish to keep the zoning as is.

Please consider our voices when you vote on this amendment and

vote 'NO" on File No. GP04-09-01.

Respectfully,

Jerry and Susan Hamilton

4-2-07
GP04-09-01

Dear Judy Chirco;

Since you are the representative of our district, We must let you know about our objections to the rezoning of the property on the corner of Warwick Road and Los Gatos Almaden Rd. We have lived in the Homestead Acres track since 1953 and we like our area to stay as is;- single Family Homes. We surely don't want these large lots reduced ~~for~~ to multible single lots! Our area has a History; the people that live here on Heather Dr, Warwick Rd and Heather Court are Hard working and some retiree.

Sincerely
Katherine Cleveland
Emmett Cleveland

Mayor Chuck Reed
City Council Members
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113

March 30, 2007

Re: Misleading Research and Analysis by S.J. Planning Staff;
Erroneous Recommendation to Planning Commission:
File No. GP04-09-01

Dear Mayor Reed and Council Members,

We are resident Property Owners whose lot lines connect with one of the two parcels (14861 and 14879 Los Gatos-Almaden Road, west of Warwick Road.) that has been recommended for subdivision from its existing 2DU/AC to an amended 8DU/AC.

As Business Owners we are appreciative of the reality that you are in-fact the CEO of the business named City of San Jose. Consequently, like any successful business Owner, you must work under constant flux to adapt to changing market climates in order for you to maintain a healthy, growing, profitable, and popular Identity.

You like us, must rely on a variety of Individuals and Divisions to provide the necessary research and analysis that permit Leaders to make correct decisions and choices we hope will result in both short and long term goal achievement.

A Leader's decisions and positions can only be as good as the information they have been provided, and when that information is inaccurate, misleading or insufficient they have to go back and correctly reassess previous considerations and choices, and adjust as potentially necessary.

Planning Staff report recommendations for GP04-09-01 is just that:

An unfortunate and inaccurate document that is both misleading to You and the Council Members, that simultaneously misrepresents the Taxpayers and Voters of the neighborhood known as Homestead Acres, as well as the Taxpayers and Voters along Homestead's boundaries and the 16.5 acre area ***already protected*** as Low Density Residential (2/DU/AC) under established Conservational, Archaeological and Cultural Resources by the existing General Plan.

Cont'd Page 2

Though we were in opposed-attendance of the Wednesday, March 14, 2007 meeting, a long standing calendar commitment leave us unavailable for the next scheduled meeting of April 17, 2007. Consequently, it is with great concern that we are expediting this letter for your consideration and review.

We write as the common-voice of our fellow neighbors, and our surrounding neighborhoods that are in unanimous opposition to GP04-0901.

We humbly request that you direct the Planning Staff to generate a new Report for Council review: Correcting the errors, misleading statements, and complete omissions of factual points currently existing written within its authoring.

Please note a few of the current Report's shortcomings:

Report Error 1: A.) Grossly inaccurate accounting of neighboring community member's significant volume of opposing-communications via phone calls, letters and emails to Project Staff.

B.) No mention of Petition-to-Oppose containing 41 Homeowner's signatures; more signatures have been gathered since it's original 2/26/07 distribution.

Report Error 2: A.) Gross minimalizing of 14897 Los Gatos Almaden Road's property Owner's case, concerns, and staunch opposition of GP04-09-01.

B.) This is a $1.5+ million dollar 2DU/AC Single-Family Residence who's financial, aesthetic, personal-privacy, and basic quality of living will be depreciated if it becomes sandwiched on either side by these high-density - architecturally conflicting developments.

C.) No mention that in addition to the 2005 $1+ million purchase price of this 2DU/AC, Owners are in the midst of extensive remodeling and upgrades of interior and exterior of home, bringing its value into the $2+ million category.

Report Error 3: A.) Misleading representation of community member's attendance to 2/26/2007 meeting held at our 15480 Union Avenue Historical Landmark:

B.) No mention that attending-neighborhood-participants informed meeting-personnel that three-fourths of the affected-opposed-community members were not present due to work schedules or elder-homeowner mobility issues.

C.) No mention that communication of a petition was circulating to document their absentee-opposition to GP04-09-1.

Cont'd Page 3

Report Error 4: A.) Inaccurate accounting of surrounding road-lane numbers/widths And subsequent traffic impact to area already congested by schools, business centers and work commuters.

B.) Report erroneously describes Los Gatos-Almaden Road as a 'four-land major collector street' when in fact it is a two-land road.

D.) Report omits volume of traffic-cut-through already impacting Warwick and Heather Drive residents as an avoidance of intersection congestion at Union and Los Gator-Almaden Roads.

Report Error 5: A.) Misleading representation that Developer has compromised by downsizing from an original project of 13DU/AC to 8DU/AC.

B.) In truth the 13.0DU/AC was based on the ***assumption*** that adjacent 14897 property Owner would sell-out their investment to him. They do, and never did, have intentions to do anything but restore and enhance the original homesite and its architecture.

Report Error 6: Omission of neighboring "We and Our Neighbors" Historical Landmark at the Corner of Union Ave. and Los Gatos-Almaden Road.

Report Error 7: A.) Misleading representation of Site Map's A(PD) 99006, stated as An example of similar-density housing as being proposed in our neighborhood area.

B.) In truth the 13.0DU/A faces Los Gatos's Downing Business Center and its Parking Lot (a development with 15 tenants, including a Safeway Superstore and Holleywood Video).

Omission 1: Project unanimously opposed by Petition signed by all surrounding property owners of the GP04-09-01 site map; though neither reference nor acknowledgement of that document was presented at the 3/14/2007 meeting?

Report Omission 2: No Real Estate data documented representing the $1.5-$2.5 million dollar reconstructions of new-single-family homes on neighboring 2DU/AC lots.

B.) No mention of 2006 purchases of two 2DU/AC teardown lots (purchased at ~$920 and $930), one of which is currently under single-family construction, the other under Architectural Design for single-family residences; again in the $1.5 - $2+ million ranges.

Cont'd Page 4

Report Omission 2: C.) Lastly, no mention of the several 2DU/AC homeowners who are in the permit process, prepared to rebuild/remodel additional 1950-2DU/AC homes into $1.5 - $2 million single-family residences.

Environmental - Report Omission 3: A.) No mention of the protected migratory birds that roost and nest among the many trees (some of which Heritage that would have to be removed to accommodate) an 8DU/AC subdivision of these two parcels in question?!

In Conclusion: GP-04-09-01's proposed project does nothing to either enhance nor improve the values of its surrounding properties. In-fact it successfully diminishes both the quality of life and both the Real Estate values and ambiances of surrounding neighborhoods and properties.

Quoting the City's own General Plan amendment, "Preserve the neighborhood character encompassing the area in general AND preclude further subdivision of the lots."

We moved from a Dry Creek/Willow Glen property specifically because of this neighborhood's uniqueness. We could have given our tax-dollars to Los Gatos, Saratoga, Los Altos, etc. We chose Heather Drive as it symbolized to us a memory of what we valued growing up in San Jose.

We hope you will support us by taking a fresh look at what is a vacuous-report...and Vote NO on GP-04-09-01 April 17, 2007 to support this majority's lifestyle and their investments.

Most Sincerely,

Mary Marten / Steve Zehring

Mary Marten and Steve Zehring
408-371-5891 hm.
408-206-4959 cell
14896 Heather Dr.
San Jose, CA 95124

4/17/07
10.2

15380 Warwick Road
San Jose, CA 95124
4-01-2007
Re: GP04-09-01

Mayor Chuck Reed
City Council Members
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113

Re: GP04-09-01

As a resident of Homestead Acres I urge you to vote NO on GP04-09-01 and to stop this development.

This development is inconsistent with the Very Low Density zoning (2DU/AC) we the residents of Homestead Acres collectively fought to establish in 1992, and still embrace.

Two of the projects in the "Background" section of your PBCE002/GP_Team/2007 Annual Review/GP04-09-01 were EXISTING developments in 1992 when we collectively fought to establish Homestead Acres as Very Low Density zoning.
The third project, built in 1999 faces commercial property and is not in San Jose.

GP04-09-01 would be partially located on Los Gatos Almaden Road, a TWO lane road which is misrepresented in your for mentioned "Annual Review".

In closing, I urge you to vote NO on GP04-09-01.

Help save a San Jose neighborhood that is destined to be as historic as the adjacent "We and our Neighbors" building, The only Historic landmark in District 9.

Sincerely,

Dorothy Oldham

Dorothy Oldham

4/17/07
10.2

April 1, 2007

Mayor Chuck Reed!

My name is Lowell Marcus, and I own a home on Warwick Rd address, 15394. IT has come to my attention, after meeting with my neighbors this week that there is a recommendation for you and the City Council, and planning Dept. to change the zoning and density for a parcel of land on my street. File No. GP04-09-01

I have lived on this street for 40 yrs. and enjoyed raising my family in this neighborhood my children have moved away years ago, but now I see new young folks coming back to build and restore the homes there Mothers & fathers so cherished in their lives.

In your recent, and successful election run for mayor, I recall your saying you like, and encourage a sense of openness and community spirit.

I would like that spirit to continue, in keeping my neighborhood zoned as it is now.

Let the new generation of young families return to their neighborhood to remodel and restore the single family homes of their dreams.

I earnestly hope you will not change the zoning on my street from single to multiple dwelling units.

Sincerely Lowell Marcus

Tel. 408-973-0510

Gordon, Suzanne

From: Bosco, Alicia
Sent: Thursday, April 05, 2007 8:13 AM
To: Weerakoon, Ru; Price, Lee
Cc: Agendadesk
Subject: FW: General Plan Amendment (File No. GP04-09-01)

Alicia Bosco
Council Agenda Manager/Constituent Services
Office of Mayor Chuck Reed
City Hall | 200 E. Santa Clara St, 18th Floor | San Jose, CA 95113
408-535-4800 | alicia.bosco@sanjoseca.gov | www.sanjoseca.gov

From: Lori Rossi [mailto:lrossi1@sbcglobal.net]
Sent: Wednesday, April 04, 2007 9:06 PM
To: mayoremail@sanjoseca.gov; judy.chirco@sanjoseca.gov; district1@sanjoseca.gov; forrest.williams@sanjoseca.gov; district3@sanjoseca.gov; district4@sanjoseca.gov; district5@sanjoseca.gov; district6@sanjoseca.gov; district7@sanjoseca.gov; dave.cortese@sanjoseca.gov; district10@sanjoseca.gov
Subject: General Plan Amendment (File No. GP04-09-01)

April 4, 2007

Mayor Chuck Reed
City Council Members
City of San Jose
200 E. Santa Clara Street
San Jose, CA 95113

RE: File No: GP04-09-01

We are the property owners at 14831 Los Gatos-Almaden Road which is at the corner of Los Gatos-Alamden Road and Warwick Road directly across from the two parcels (14861 and 14879 Los Gatos-Almaden Road) that have been recommended for subdivision from its existing 2DU/AC to an amended 8DU/AC. We adamantly oppose this plan and are writing to you on behalf of our entire neighborhood.

We bought our home 10 years ago because we fell in love with the neighborhood's rural feeling due its large lots, unique older homes, mature foliage, and privacy. Together with our neighbors, we would like to preserve this feeling. When driving down Warwick and Heather Drive you will see charming homes in which many new neighbors have remodeled or rebuilt altogether to improve and blend in with the existing neighborhood. In the past ten years we have seen a lot of improvements in this thriving neighborhood. We invite you to drive around to see for yourselves.

We have heard the planning committee compare the proposed change to two similar developments (one on Los Gatos-Almaden Road and one on Union Avenue). Two wrongs do not make a right! These two examples are the eyesores of the neighborhood. They stand out like sore thumbs and do not compliment this neighborhood at all. Several of our neighbors lost their privacy due to these two story homes built right near fence lines in a predominantly single story home neighborhood. This proposed development would do just that to even more homes in our wonderful neighborhood. Please oppose the plan to build 7 more homes as it would adversely affect our neighborhood traffic, noise, privacy and character.

Please vote against File Number GP04-09-01 on April 17th for the following reasons:

1. The city would be going against the 1992 general plan amendment which changed the 16.5 acres from Medium Density Residential to Low Density Residential.

2. The traffic onto Warwick Road would increase tremendously. It is already part of the thoroughfare shortcut to avoid the light at Union Avenue and Los Gatos-Almaden Road. And, it is very difficult to turn left onto Los Gatos-Almaden Road from Warwick due to all of the school traffic.

3. The environmental affects of removing 40+ year trees that are the homes for Hawks and Falcons.

The Planning Staff report had inaccurate information that is misleading. Los Gatos-Almaden Road is a two lane road.

In addition, if the community meeting notice would have been mailed out earlier and in *a City of San Jose envelope* more concerned people would have been able to attend the meeting and the Planning Commission would have heard the neighborhood's opposition to the proposed project sooner.

This proposed project will do nothing to improve or bring value to our neighborhood. We have new neighbors who have spent nearly 1 million dollars to purchase their homes. We have many other neighbors, including ourselves, who have plans to improve our existing homes and invest thousands of dollars to the neighborhood.
We hope you will support and preserve our existing neighborhood and oppose this plan for subdivision from its existing 2DU/AC to an amended 8DU/AC.

Sincerely,

Lori and Gino Rossi

Gordon, Suzanne

From: Bosco, Alicia
Sent: Wednesday, April 04, 2007 11:40 AM
To: Weerakoon, Ru; Price, Lee
Cc: Agendadesk
Subject: FW:

Item 10.2 on 4/17 agenda

Alicia Bosco
Council Agenda Manager, Office of Mayor Chuck Reed
City Hall | 200 E. Santa Clara St, 18th Floor | San Jose, CA 95113
408-535-4822 | alicia.bosco@sanjoseca.gov | www.sanjoseca.gov

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From: suequezada@sbcglobal.net [mailto:suequezada@sbcglobal.net]
Sent: Wednesday, April 04, 2007 11:16 AM
To: mayoremail@sanjoseca.gov; District1@sanjoseca.gov; forrest.williams@sanjose.gov; District3@sanjoseca.gov; District5@sanjoseca.gov; District7@sanjoseca.gov; Dave.cortese@sanjoseca.gov; judy.chirco@sanjoseca.gov; District10@sanjoseca.gov
Subject:

April 4, 2007

My husband and I have lived at 14950 Heather Dr. San Jose, California 95124 for the past 27 years. We are part of a 16.5 acre housing development called Homestead Acres. Currently 2 parcels have been recommended for subdivision. My husband and myself along with 100% of the Homestead Acres Neighborhood opposes this subdivision. (GP04-09-01)

This small part of San Jose has historic importance to the area. This development has the only California Historic Landmark in the district. "We and Our Neighbors" was designated a California Historic Landmark in 1892. The adjoining Homestead Acres is part of this historically significant area. Subdividing these properties to allow for Medium to High density would not preserve the conservation of the existing residential neighborhood.

Land Use Compatibility/Policy Consistency

The area has been subdivided into residential lots of approximately one-half acre in size and is part of a larger single-family residential neighborhood. The existing residential development on the site was constructed to rural standards with reduced street widths with no curbs, gutters, sidewalks, or street lighting. Additional development of the site could be difficult if those standards were applied for buildout of the area under the General Plan. "Piece-meal" development on the site at existing General Plan densities could effectively double or triple the existing residential density of the area and would adversely affect the existing neighborhood character and identity. The development of the area with General Plan densities would require either "flag lot" style development (prohibited by City Council Policy) or construction of new streets to serve the rear portions of each lot.

The General Plan Urban Conservation/Preservation Strategy underscores the importance of protecting and enhancing San Jose's neighborhoods. The General Plan contains Residential Land Use goals and policies that support the conservation of existing mature neighborhoods. The General Plan policies to address lower density single-family residential development, particularly the Rural Residential, Estate

Residential and Low Density Residential categories, allow reduced public improvement standards in order to promote a semi-rural environment in these areas.

Although the General Plan encourages infill development in order to achieve its growth management objectives, such as infill development would be better located near urban centers or along major transportation corridors. Approval of this amendment proposal would conform with the Urban Conservation/Preservation General Plan Major Strategy and with General Plan policies that encourage the preservation and conservation of existing residential neighborhoods.

Please support us by taking a fresh look and defeating this proposal at the April 17, 2007 meeting.

Thank you,

Susan Quezada
(408)559-9249
suequezada@sbcglobal.net

From: Walt Wetzel [mailto:wetzelw@earthlink.net]
Sent: Monday, April 02, 2007 11:41 AM
To: mayoremail@sanjoseca.gov
Subject: VOTE NO on GP 04-09-01

April 2, 2007

Dear Mr. Mayor,

In your welcoming message on the City site, you state: "It's time for City Hall to go back to serving the residents of San Jose and not be influenced by lobbyists and special interests." My wife, Gayle, and I voted for you in the last election for this very reason. After hearing you at our church, we thought you would be a person responsive to the residents and neighborhoods of our city. I am writing to you to please consider the wishes of the residents of our neighborhood, known as Homestead Acres in the Cambrian area, and VOTE NO on GP 04-09-01.

The Planning Commission members do not seem to be responsive to our community of some 35 residents, known as Homestead Acres. At the Commission meeting last month, they stated that they have the power to overturn the General Plan (GP92-9-4) piece by piece in response to a request from a developer. A developer, who does not even live in the city of San Jose, wants to build 7 or 8 homes on 2 lots in our neighborhood. Every one (100%) of the property owners in our neighborhood signed a petition asking the Planning Commission to deny the development known as GP04-09-01. The Commission did not even mention receiving the petition, nor did it acknowledge the pleas of the property owners who spoke at the commission hearing last month. WE DO NOT WANT THIS HIGHER DENSITY INTRUSION INTO OUR CAMBRIAN NEIGHBORHOOD!

We live at 15450 Warwick Rd, which is across the street and one property to the north of the subject site. The higher density of 8 homes per acre will be completely out of character with the rest of the homes in our neighborhood. Bounding the subject site to the North are 2 half acre lots each with one home. Bounding the site to the West is a half acre lot with one home, and across Warwick Rd. on the East are two half acre lots, each with one home. Our entire neighborhood is comprised of large lots each with one home. This is not a suitable infill development area, as it is important to encourage the preservation and conservation of existing diverse residential neighborhoods such as ours in the Cambrian area.

PLEASE DO NOT APPROVE THIS AMENDMENT TO THE GENERAL PLAN. We were promised by the City Council in 1992 that the General Plan for our neighborhood (GP92-9-4) would not be changed from 2DU/AC in order to ensure that our neighborhood would not be piece-meal broken up into higher density developments. The Planning Commission should not be allowed to run roughshod over the wishes of the residents, ignore the General Plan and break up our neighborhood by this intrusion of higher density homes. Please do the right thing and uphold the City agreement (GP92-9-4) and maintain our designation of 2DU/AC.

Thank you very much for your consideration and support in this very important matter.

Sincerely,

Walter and Gayle Wetzel

wetzelw@earthlink.net
EarthLink Revolves Around You.

From: Walt Wetzel [mailto:wetzelw@earthlink.net]
Sent: Monday, April 02, 2007 12:49 PM
To: judy.chirco@sanjoseca.gov
Cc: mayoremail@sanjoseca.gov
Subject: VOTE NO on GP04-09-01

April 2, 2007

Dear Ms. Chirco,

My wife and I are writing to you to please consider the wishes of the approximately 35 property owners of the Cambrian neighborhood known as Homestead Acres and **VOTE NO** on GP04-09-01. A developer, who does not even live in the City of San Jose, wants to build 7 or 8 homes on 2 lots in our neighborhood. Every one (100%) of the property owners in our neighborhood signed a petition asking the Planning Commission to deny the development known as GP-4-09-01. The Commission did not even mention receiving the petition, nor did it acknowledge the pleas of the property owners who spoke at the Commission hearing last month. WE DO NOT WANT THIS HIGHER DENSITY INTRUSION INTO OUR CAMBRIAN NEIGHBORHOOD! Neither do we want sidewalks, gutters nor street lights which attend such developments.

The Planning Commission members do not seem to be responsive to the residents of our neighborhood. They stated at the Commission meeting that they have the power to overturn the General Plan (GP92-9-4) piece by piece in response to a request from a developer. In fact, the staff preliminary report has so many errors of fact regarding this development that one wonders how they were able to decide to approve the development in the first place. Apparently, the members of the Planning Department Staff who wrote the report are not familiar with our area. I will include a few of the most egregious errors.

THEY call this development a "buffer/transitional" area. FACT: We live at 15450 Warwick Rd, which is across the street and one property to the north of the subject site. The proposed higher density designation of 8 homes per acre will be completely out of character with the rest of the homes in our neighborhood. Bounding the subject site to the North are 2 half acre lots each with one home. Bounding the subject site to the West is a half acre lot with one home, and across Warwick Rd. on the East are 2 half acre lots each with one home. Our entire neighborhood is comprised of large lots each with one home. This is not a suitable infull development area, as it is important to encourage the preservation and conservation of existing diverse residential neighborhoods such as ours in the Cambrian area. It is certainly not a "buffer/transitional" area. The development would be an intrusion!

THEY say Los Gatos-Almaden Road is "a four-lane major collector street". FACT: No where along the entire several miles length is Los Gatos-Almaden Road anything but a 2 lane road. In fact, south of Ross Creek near our neighborhood, even Union Ave. is a 2 lane street.

THEY say "projects with higher density are located in proximity to the subject site. A planned development was approved with 13 dwelling units per acre at the southeast corner of Los Gatos-Almaden Road and Union Avenue". FACT: This property was a gas station prior to development and is facing Union Ave, across from a shopping area including a Safeway super store and a strip mall of small businesses.

There are other errors in the report, as well as the failure to mention the Federally designated Historical Building Landmark of the "We and Our Neighbors" Womens Club at the northeast corner of Union and Los Gatos-Almaden Rd.

PLEASE DO NOT APPROVE THIS AMENDMENT TO THE GENERAL PLAN. The City made a long term agreement with us in 1992 that the General Plan for our Cambrian neighborhood would not be changed in order to ensure that our neighborhood would not be piece-meal broken up into higher density developments. We expect the City to abide by its agreement. The Planning Commission should not be allowed to run roughshod over the wishes of the property owners, ignore the General Plan of 1992 that we all worked for, and break up our Cambrian neighborhood by this intrusion of higher density homes.

As our District 9 representative, we ask you to work on our behalf to uphold the City's agreement as stated in the General Plan (GP92-9-4) designation of 2DU/AC for the Cambrian area Homestead Acres and VOTE NO on GP04-09-01.

Thank you very much for your consideration and support in this very important matter.

Walter and Gayle Wetzel

Walt Wetzel
wetzelw@earthlink.net
EarthLink Revolves Around You.

From: Shari Overstreet [mailto:overstreet1@apple.com]
Sent: Monday, April 02, 2007 11:38 AM
To: mayoremail@sanjoseca.gov; district1@sanjoseca.gov; forrest.williams@sanjoseca.gov; district3@sanjoseca.gov; district5@sanjoseca.gov; district6@sanjoseca.gov; district7@sanjoseca.gov; dave.cortese@sanjoseca.gov; judy.chiro@sanjoseca.gov; district10@sanjoseca.gov
Cc: Shari Overstreet
Subject: Opposition to GP04-09-01

My husband and I reside at 14897 Heather Dr. in San Jose. We are writing to oppose the rezoning of two properties located on Los Gatos Almaden Road and Warwick Road from 2DU/AC to 8DU/AC. This neighborhood is known as Homestead Acres and has been protected under the General Plan Urban Conservation/Preservation Strategy which enforces the importance of protecting San Jose's neighborhoods. This plan supports the conservation of existing mature neighborhoods. Homestead Acres promotes a semi-rural environment which is supported by the General Plan. The existing semi-rural neighborhood was constructed to rural standards with reduced street widths, no curbs, gutters, sidewalks or street lighting. I believe construction of 8 homes to an acre would be in conflict to this rural environment and would require such items. This would adversely affect the existing neighborhood character and identity.

In 1992, a similar proposal requesting the subdivision and rezoning of a lot located in Homestead Acres was rejected by City Council. This decision helped confirm our decision to purchase in this area. We wanted to be able to build a large home on a large lot without the worry of neighboring lots being sub-divided. I am hopeful this City Council will agree with the decision made in 1992 and vote against proposal GP04-09-01.

Regards,
Jack and Shari Overstreet

From: Kim Zehring [mailto:kzehring@comcast.net]
Sent: Monday, April 02, 2007 9:28 AM
To: mayoremail@sanjoseca.gov; district1@sanjoseca.gov; forrest.williams@sanjoseca.gov; district3@sanjoseca.gov; district4@sanjoseca.gov; district5@sanjoseca.gov; district6@sanjoseca.gov; district7@sanjoseca.gov; dave.cortese@sanjoseca.gov; judy.chirco@sanjoseca.gov; district10@sanjoseca.gov
Subject: Vote NO re GP04-09-01

Dear Councilmembers:

I am a homeowner and resident at 15363 Warwick Road, San Jose. There are plans to build a development at the corner of my street and Los Gatos-Almaden Road, changing the site from very low density housing to medium low density housing. The proposed plans are to replace the existing two homes with seven to eight homes. The neighborhood which this site belongs to is typified by ½ acre lots on average, with one home per lot.

First, and most importantly, the subject site was part of a 1992 General Plan amendment (placing it in very low density housing) with the intention to "preserve the neighborhood character encompassing the area in general and preclude further subdivision of the lots." This amendment was the result of collaborative efforts between the neighborhood and San Jose City Council. The current proposed plans completely disregard this amendment and leave open future encroachment into a rare and unique neighborhood of San Jose.

The current arguments for building on the subject site state that there are three residential developments with higher density located in proximity to the subject site. All three of the referenced higher density developments were done prior to the 1992 amendment and it is therefore unreasonable to use these as a justification for even more higher density housing.

Quoted from the City's current General Plan, Major Strategies - Urban Conservation/Preservation: "There is a need to conserve these irreplaceable assets (viable neighborhoods) through a combination of public policies and private initiative. The City is more than a collection of structures. Residents have a need to belong to a neighborhood or area with community identity that promotes civic pride and a concern for the community."

We left a "cookie-cutter" higher density neighborhood and moved to this neighborhood because of it's unique qualities. We had some concerns when looking into the area that there was the possibility that someone could subdivide the individual lots and compromise the neighborhood's character but were assured many times by different neighbors that this type of activity was not allowed because an amendment against it had been established in 1992.

I also want to reiterate our concerns about traffic congestion in this area. Adding further traffic/parking to this area would be unreasonable. The City's report erroneously describes Los Gatos-Almaden Road as a "four-lane major collector street" when in fact it is a two-lane road. Our neighborhood has become a major cut-through for people avoiding the traffic light at Los Gatos-Almaden and Union Avenue (which leads to Highway 85) despite signs advising against turning into the neighborhood during certain hours. The site is also located mid-way between the local junior high school and high school (both on Los Gatos-Almaden Road). We also have increased traffic along this stretch of Los Gatos-Almaden as more elementary students were diverted to Alta Vista Elementary School after the closing of Lone Hill Elementary School (Harwood Rd. cross street Los Gatos-Almaden) a few years ago. During commute and school dismissal times, there is often a line to get out onto Los Gatos-Almaden from Warwick in both directions and turning left onto Warwick from Los Gatos-Almaden is difficult.

I am requesting that the 1992 amendment continue to be upheld and that you vote

NO on GP04-09-01 .

Thank you in advance for your time and consideration.

Kimberly Zehring
15363 Warwick Rd.
San Jose, CA 95124

From: Robert MacQuarrie [mailto:remacq@yahoo.com]
Sent: Sunday, April 01, 2007 9:01 PM
To: mayoremail@sanjoseca.gov; forrest.williams@sanjoseca.gov; district1@sanjoseca.gov; district3@sanjoseca.gov; district5@sanjoseca.gov; district6@sanjoseca.gov; district7@sanjoseca.gov; district8@sanjoseca.gov; distric9@sanjoseca.gov; district10@sanjoseca.gov
Subject: NO on File No. GP04-09-01

Dear Mayor Reed and Council Members, I have been a property owner at 14351 Heather Ct. since 1982 when Homestead Acres was in the county. I, along with my neighbor's in the immediate area, oppose the rezoning from 2DU/AC to 8DU/AC. I believe this will have a negative impact on the rural atmospher we bought into and that still exists. We have no sidewalks or street lights and are fine with that. Please support us with your opposition to this rezoning. Thanks for your consideration. Robert E. MacQuarrie

15380 Warwick Road
San Jose, CA 95124
4-01-2007
Re: GP04-09-01

Mayor Chuck Reed
City Council Members
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113

Re: GP04-09-01

As a resident of Homestead Acres I urge you to vote NO on GP04-09-01 and to stop this development.

This development is inconsistent with the Very Low Density zoning (2DU/AC) we the residents of Homestead Acres collectively fought to establish in 1992, and still embrace.

Two of the projects in the "Background" section of your PBCE002/GP_Team/2007 Annual Review/GP04-09-01 were EXISTING developments in 1992 when we collectively fought to establish Homestead Acres as Very Low Density zoning.

The third project, built in 1999 faces commercial property and is not in San Jose.

GP04-09-01 would be partially located on Los Gatos Almaden Road, a TWO lane road which is misrepresented in your for mentioned "Annual Review".

In closing, I urge you to vote NO on GP04-09-01.

Help save a San Jose neighborhood that is destined to be as historic as the adjacent "We and our Neighbors" building. The only Historic landmark in District 9.

Sincerely,

Dorothy Oldham

From: The Hamiltons [mailto:jerrynsusan@sbcglobal.net]
Sent: Monday, April 02, 2007 10:38 PM
To: mayoremail@sanjoseca.gov
Subject: Vote "NO" on GP04-09-01

Re: File No. GP04-09-01

Mayor Chuck Reed
mayoremail@sanjoseca.gov

April 2, 2007

Dear Mayor Reed,

This letter is to request your "NO" vote on File No. GP04-09-01.

As residents of Homestead Acres for 28 years, we are asking you to vote no on the proposed zoning change.

When we purchased our home at 14362 Heather Court, San Jose, it was because it was zoned R1-2. We choose to be in a more rural neighborhood comprised of large lots without streetlights, curbs, and gutters. Throughout our years here we, along with many of our neighbors, have re-modeled, improved, and re-built homes, but, in keeping with the original zoning.

This is an important vote for our neighborhood. We are asking you to vote "NO" on the proposed subdivision for the gateway properties to Homestead Acres located on Los Gatos/Almaden Road at Warwick Road.

There are too few properties in San Jose like ours and we request you keep the zoning as is. Do not change it to 6,000 square-foot lots, detached patio homes, or single-family attached residences.

Please consider we are the people who live here and as such, ask you to vote "NO" on GP04-09-01.

Respectfully,

Jerry and Susan Hamilton

From: Lynnmendenhall@aol.com [mailto:Lynnmendenhall@aol.com]
Sent: Monday, April 02, 2007 9:22 PM
To: mayoremail@sanjoseca.gov; district1@sanjoseca.gov; forrest.williams@sanjoseca.gov; district3@sanjoseca.gov; district5@sanjoseca.gov; district6@sanjoseca.gov; district7@sanjoseca.gov; dave.cortese@sanjoseca.gov; judy.chirco@sanjoseca.gov; district10@sanjoseca.gov
Subject: Abused homeowner

Dear Mayor Reed and Council Members,

Thank you in advance for reading this email expressing our deep concern over what is being proposed in our neighborhood. The recommendation for subdivision from its existing 2DU/AC to an amended 8DU/AC would be devastating for our neighborhood.

We are opposed to the new development being proposed in our quiet and beautiful neighborhood. Our neighborhood, known for the past 50+ years as Homestead Acres, is a very unique and special neighborhood in the Cambrian area of San Jose. We have a nice lot with a California ranch style home which is perfect for raising children. The proposed development is not consistent with, as a matter of fact it is in complete opposition of, what this neighborhood represents. High density housing, with the traffic conditions that accompany it, is not what we wanted when we chose to make our home in Cambrian.

When we were expecting our first child we were looking for the best place to establish roots. Somewhere we would want to live until our children were grown. We searched long and hard and fell in love with the quiet Cambrian neighborhood we now call home. We could have purchased a home in Los Gatos or Saratoga, but we chose this very special place in San Jose because of its timeless charm. We bought our property based on visions of how we could build our dream home and create a wonderful place for our children to grow up. We have put hard work, not to mention significant money, into our new home that we absolutely love. Our two children spend hours each day in our back yard, enjoying the wonderful California weather. This is exactly what we dreamed of. Our children growing up the way we did - living in a safe neighborhood, riding bikes on the court with the neighbor kids and belonging to a community.

Now with this new proposed development, we worry about the traffic, the congestion and the other negative changes to our existing neighborhood. We love the fact that we have the only active Womens Club in the state meeting each month at the historical landmark "We and Our Neighbors" building in our neighborhood. We love the fact that we have the old style homestead lots that were prevalent before Silicon Valley took over all of the orchards.

And we are not alone. All of our neighbors on Heather Drive, Heather Court and Warwick feel the same way. None of us want this development. We all have the same vision of this neighborhood, a wonderful place to establish roots and to raise children. We have two sets of parents with their grown children living in our neighborhood. We have original owners who have lived here since Homestead Acres was established in the 1950s. We have children of original owners. We have some relatively new owners in the neighborhood. But we all have one thing in common - we want to see this neighborhood continue to represent the family values we

all cherish. We would like to continue to raise our children here. We don't want to be forced out by the type of development that is being proposed.

Please help us preserve this very special neighborhood. **Vote no on GP04-0901**.

Sincerely,

Michael & Lynn Mendenhall
14915 Heather Drive
San Jose, CA 95124
(408) 377-1812